



£495,000

KEY TENURE:

☰ EPC RATING: D

£ COUNCIL TAX BAND: E

## Great Haywood Stafford

Farley Farm Barns, Farley Corner Great Haywood Stafford Staffordshire



**A stunning barn five bedroom barn conversion, situated on the rural outskirts of the desirable Village of Great Haywood, enjoying superb far reaching rural views over neighbouring paddocks and the stunning Cannock Chase, the property also benefits from having superb commuter links and nearby village shops and amenities.**

This fantastic, family sized barn conversion also enjoys a large private rear garden and ample off road parking. Internally the accommodation comprises of an entrance hallway, large living room with double height windows overlooking the private rear garden, open plan family dining kitchen, utility room and guest w.c. To the first floor there are five bedrooms, En-suite shower room and a contemporary style family bathroom.

- Superb Five Bedroom Barn Conversion
- Substantial & Light Living Room
- Spacious Open Plan Kitchen Diner & Utility
- Guest W.C, Family Bathroom & En-Suite
- Large Rear Garden & Beautiful Rural Views
- Desirable & Convenient Location

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## Entrance Hall

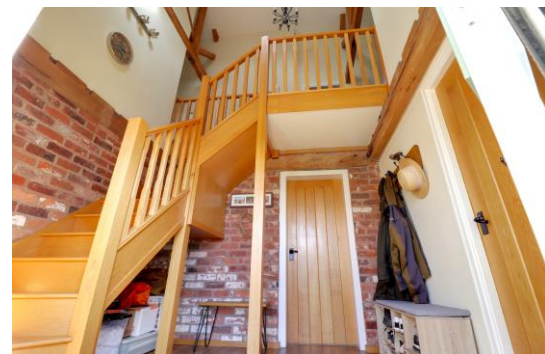
Being accessed through a modern, composite entrance door and having wood effect flooring and a turned oak staircase leading to the first floor landing. Double height ceiling with exposed feature oak beams and skylight and feature exposed brick wall.

## Living Room 18' 2" x 18' 10" (5.53m x 5.75m)

A spacious and light, beautifully presented living room having wood effect flooring, feature brick built chimney breast with oak mantle and a stone flagged hearth. Exposed oak beams, numerous downlights, integrated speakers within the ceiling, double glazed windows and double glazed door giving views and access to the private rear garden and decked seating area.

## Family Dining Kitchen 17' 11" max x 19' 7" (5.46m max x 5.96m)

A spacious, open plan 'L' shaped family / dining / kitchen having a range of oak shaker style units extending to base and eye level with fitted quartz effect work surfaces having an inset one and a half bowl stainless steel



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sink unit with chrome mixer tap. Range of integrated appliances including an eye level microwave oven, coffee machine, and dishwasher. Space for a Range style cooker with a stainless steel splashback and double stainless steel cooker hood over. Tiled floor, numerous downlights, exposed feature oak beams, integrated speakers within the ceiling, double glazed windows and double glazed door leading to the rear decked seating area and private rear garden beyond.

## Utility Room 6' 2" x 9' 5" (1.88m x 2.87m)

Having quartz effect work surface with an inset stainless steel sink with a chrome mixer tap. Matching oak shaker style units, space for washing machine, downlights, spacious walk-in storage cupboard, double glazed windows and double glazed door leading to the rear garden.

## Guest WC

Having a contemporary suite including a rectangular wash basin with chrome mixer tap and enclosed dual flush low level WC. Splashback tiling, downlights and tiled floor.

## First Floor Landing

Having exposed beams, wood effect flooring, radiator and skylight window to the front elevation.

## Bedroom One 9' 11" x 17' 0" (3.03m x 5.18m)

Having a vaulted ceiling with exposed beams, radiator and double glazed window to the rear elevation enjoying beautiful rural views.

## Ensuite Shower Room 5' 6" x 6' 0" (1.68m x 1.82m)

Having a suite which includes a corner tiled shower cubicle with mains fitted shower, wash hand basin with mixer tap and vanity unit beneath and enclosed dual flush low level WC. Exposed feature beam, chrome towel radiator, tiled walls, and a double glazed skylight to the rear elevation.

## Bedroom Two 8' 10" x 16' 4" (2.69m x 4.97m)

A second double bedroom again having a half vaulted ceiling with exposed feature beams, radiator and double glazed window to the rear elevation.

## Bedroom Three 8' 10" x 9' 1" (2.70m x 2.78m)

Having a exposed feature beams, radiator, open mezzanine / storage area and double glazed window to the side elevation with stunning far reaching views.







**Bedroom Four** 7' 10" x 9' 11" (2.38m x 3.02m)

Having a half vaulted ceiling with exposed feature beams, radiator and double glazed window to the front elevation again enjoying elevated far reaching views towards Cannock Chase.

**Bedroom Five / Study** 5' 9" x 9' 9" (1.74m x 2.98m)

Having a half vaulted ceiling with exposed feature beams, radiator and double glazed window to the front elevation again with stunning views toward Cannock Chase.

**Family Bathroom** 4' 11" x 9' 1" (1.51m x 2.78m)

Having a contemporary style suite which includes a panelled bath with built-in LED lighting, glass shower screen and mains shower over, contemporary style wash hand basin with chrome mixer tap and a dual flush enclosed WC. Half vaulted ceiling with exposed feature beams, wood effect flooring, tiled walls, chrome towel radiator and double glazed skylight to the rear elevation.



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## Outside - Front

The property is situated within a small, walled forecourt and enjoys three designated parking spaces with secure gated access leading to:

## Outside - Rear

The substantial, private rear garden includes a large, decked seating area and the remainder of the garden is mainly laid to lawn with beds having a variety of plants and shrubs. In addition, there is outside lighting, outside tap and outside power point. The garden shed is included in the sale.



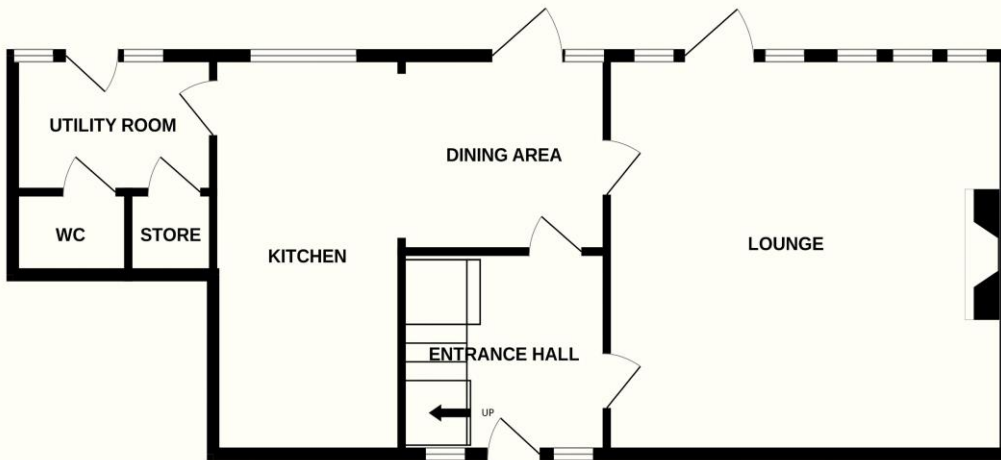
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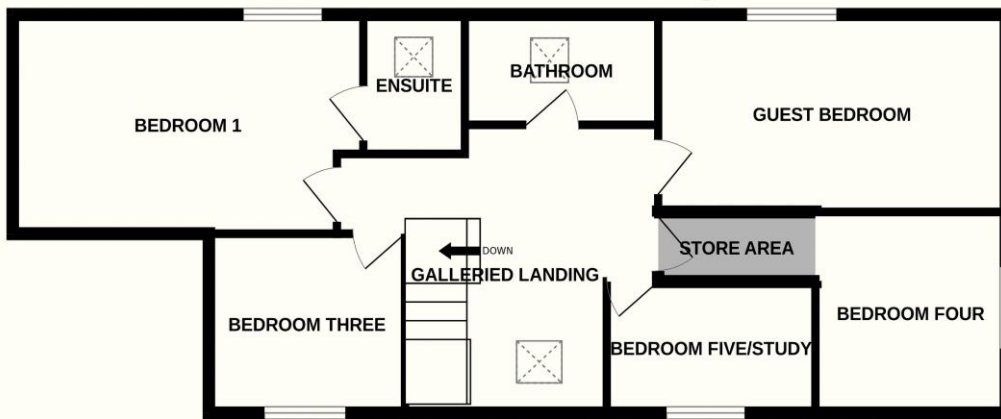
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## GROUND FLOOR



## 1ST FLOOR



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